

**WISCASSET PLANNING BOARD  
MINUTES, JUNE 8, 2020**

Present: Al Cohen, Jackie Lowell, Peter McRae, Chair Karl Olson, Deb Pooler, Jason Putnam and Steve Wallace

Absent: Tony Gatti and Lester Morse

Press: Charlotte Boynton, Lincoln County News; Sarah Whitfield, Wiscasset Newspaper

1. Call to Order

Chair Karl Olson called the meeting to order at 7 p.m. via zoom.

2. Approval of minutes of March 9, 2020

**Al Cohen moved to approve the minutes of March 9, 2020. Vote 7-0-0.**

3. Stephen J. Wood, S. J. Wood Construction Company, Re-approval of Sunset Ridge Development, Map U-23, Lots 3-001-011

Karl Olson said the subdivision was previously approved, but the approval had expired because the road had not been built. There have been no lot line changes. The new plan asks that there be phasing of the subdivision and that lots 10 and 11 be built before the road is built and before lots 1 and 2 are sold.

Wood said the subdivision was approved in 2004 and he bought the property in 2006. No lots were sold, but he said the market was improving. In response to questions, Wood said that Lot 8 will be accessible only from Old Stage Road; the rest will be accessible from the new road. None of the previous review criteria has been changed. In response to Al Cohen's question, Olson said that the ordinance requires paved roads in subdivisions. Wood explained how he would phase the construction so that construction vehicles would not damage a finished road. Wood asked that paving not be required. Olson said the board could consider delaying paving until the construction is complete. **Jason Putnam moved that the application was complete. Vote 7-0-0**

Deb Pooler pointed out that the last approval was 16 years ago and asked if there had been any objections from abutters at that time or since that time. Wood said he heard from two abutters, one who would like to buy a lot and the other who asked for the zoom information for this meeting. Olson said all abutters had been notified. Pooler cautioned about moving on the application without knowing all the background. **Jason Putnam moved to waive the site walk requirement. Vote 6-1-0 (Pooler opposed).**

Review criteria responses were the same as the original application and Olson recommended accepting the review criteria. **Jason Putnam moved to recertify the 2004 criteria and the criteria submitted. Vote 6-1-0 (Pooler opposed).** Wood asked for a waiver of the paving requirement. **Olson moved that the phasing of Red Oak Drive be phased as follows: The road will be constructed to Lots 1 & 2, at which time the pavement binder will be in place before receiving a Certificate of Occupancy for Lot 2. The road will then be extended to lots 5 & 6 and the binder will applied to the final section of road. The finish coat of pavement will be applied to the entire road before a Certificate of Occupancy is**

**issued for Lot 4 or within 2 years of the subdivision approval. Vote 6-1-0 (Pooler opposed).** Wood was instructed to send an electronic copy to Olson and a paper copy to the office for members' signatures.

4. Christopher Juntura, Site Plan Approval of brewery with tasting room, 568 Bath Road (U.S. Rt. 1), Map U-15, Lot 05

The applicant had not submitted an application and was not present.

5. Other Business

Olson said that he expects a new application for the next meeting on June 22. No decision was made regarding an Ordinance Review Committee meeting.

6. Adjournment

**Al Cohen moved to adjourn the meeting at 7:30 p.m. Vote 7-0-0.**